



Arkley Road
Hemel Hempstead, HP2 7JT

squire | estates

Arkley Road, Hemel Hempstead

Welcome to this recently refurbished 2-bedroom top-floor flat in the popular Woodhall Farm area.

Located in a cul-de-sac and renovated to a high standard a few years ago, this residence seamlessly integrates the kitchen into the lounge, creating a modern and open living and cooking space. The kitchen has ample floor and wall units, a breakfast bar integrated oven and hob and a space for a fridge, freezer and washing machine..

The bathroom, internal doors, and electric heaters were all replaced during the upgrade, ensuring a contemporary and stylish interior.

Enjoy scenic views overlooking a playing field from the top floor, Ample parking is available, and the property boasts a long lease, adding stability and value.

With its thoughtful design, modern amenities, and desirable location, this top-floor flat in Woodhall Farm is a perfect blend of comfort and style.

Woodhall Farm is within walking distance to the Industrial Estate and a short drive to the M1 and M25 motorways.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- Top floor
- Two Bedrooms
- Completely Refurbished
- Openplan kitchen/ lounge
- Close To The Industrial Estate & Motorway
- 146 year lease length remaining
- Management fee £1230pa

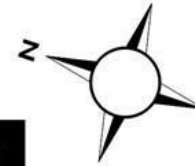
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

